



Providence Place, Epsom

The **PERSONAL** Agent

Offers In Excess Of £440,000 Freehold

- Victorian character home
- Walk to Town & Station
- Wonderful private rear garden
- Two double bedrooms
- Separate living room
- Stunning kitchen/dining area
- Separate utility section
- Four piece d/s bathroom
- Sash windows & recessed spotlights
- Residents permit parking

This two double bedroom Victorian house is deceptively spacious and excellently located within this popular residential road with a pretty mix of colourfully painted character houses providing an almost seaside feel.

Having been the subject of multiple upgrades over the years, the property benefits from a fantastic kitchen/dining room which has been cleverly extended to allow lots of natural light in.

The property is ideally located for easy access to the High Street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.



Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment.

The property is offered in very good order throughout with accommodation comprising a separate living room, dining room that is open plan to a modern kitchen that has a utility section and doors to the private garden, modern downstairs four piece bathroom and two generously proportioned bedrooms with two built in wardrobes in each. Further noteworthy points to mention include full double glazing and double glazed sash windows throughout, a part boarded loft and an insulated shed.

The property offers a well balanced layout and would

suit first time buyers, investors and downsizers alike as the excellent location can cater for all requirements.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - C

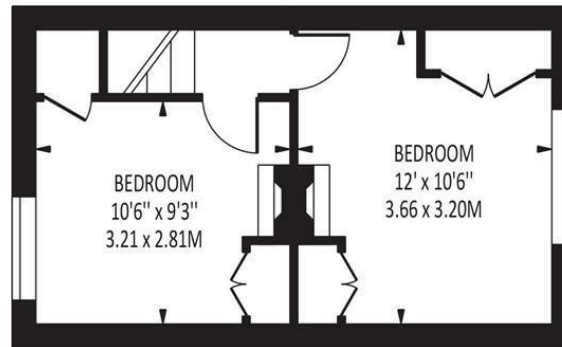




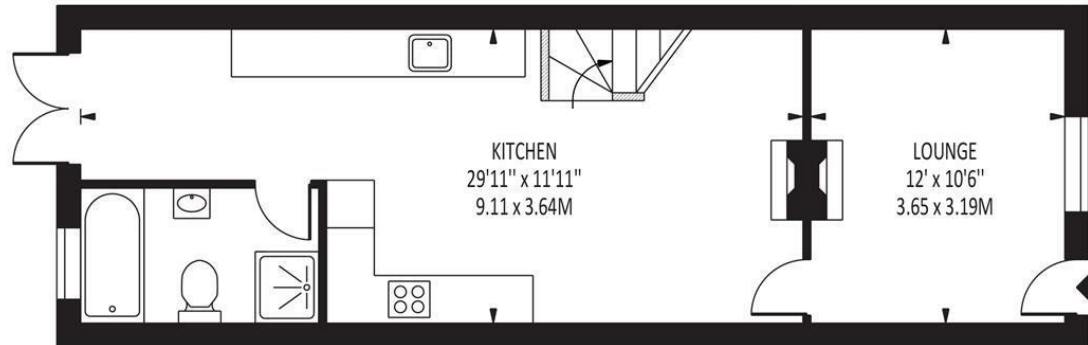
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Total Area: 753 SQ FT • 69.96 SQ M



FIRST FLOOR



GROUND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	76
England & Wales		
EU Directive 2002/91/EC		

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